City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

DESIGN REVIEW

THIRD EARLY DESIGN GUIDANCE OF THE SOUTHEAST DESIGN REVIEW BOARD

Project Number:	3017455
Address:	1617 South Lane Street
Applicant:	Mark Travers, Mark Travers Architects
Date of Meeting:	Tuesday, May 12, 2015
Board Members Present:	Drew Hicks, Chair David Sauvion Julian Weber
Board Members Absent:	Stephen Yamada-Heidner, Chair Amoreena Miller
DPD Staff Present:	Holly J. Godard

SITE & VICINITY

Site Zone: Lowrise 3 LR3

Nearby Zones: (North) Neighborhood Commercial 2 with 40 foot height limit
(South) Lowrise 3 LR3
(East) Lowrise 3 LR3
(West) Lowrise 3 LR3

Lot Area: 3,600 square feet

Current Development:

The site is a vacant lot.

Surrounding Development and Neighborhood Character:

Surrounding development is residential apartments and townhouses with a single family home neighborhood to the east. There is a human services use across South Lane Street to the north.

Access:

Access to the site is via South Lane Street.

Environmentally Critical Areas:

There is a steep slope Environmentally Critical Area (ECA) at the south end of the site.

PROJECT DESCRIPTION

The applicant proposes to build 14 apartments on this 3,600 square foot site.

FIRST EARLY DESIGN GUIDANCE September 9, 2015

At the first EDG meeting the architect briefly presented the site context, opportunities and constraints. Three massing options were presented to the Board for comment. All three proposed apartment flats and no vehicle parking on site. Pedestrian access will be via South Lane Street. The site is 30 feet wide and about 115 feet long. All options stay north of the steep slope area. Option 1 is a two building configuration with stacked apartments, outdoor stairs and at grade open space. Option 2 is a one building proposal with two open stairways midway through the building. Open space amenities are at grade. Option 3 is a one building massing alternative with stairways located at the end of the building. All building massing alternatives are flat roofed with four stories of apartment flats. The property owner owns the neighboring development to the east. The board asked clarifying questions about the neighborhood context, location of the open space, location of the trash and bicycle parking, the nature of the stair as open or enclosed.

Public comment from the first meeting included the following:

- Add vehicle parking to the development.
- Conduct SEPA review on the project.
- Describe the build green specifics
- Point out the amenity space location and design
- Create a friendly front façade and landscape treatment on Lane Street
- Locate the trash in a convenient and reasonable location

- Option one has a desirable location for the open space courtyard which relates to the open space of the neighboring development.

SECOND EARLY DESIGN GUIDANCE December 9, 2015

At the second Early Design Guidance (EDG) meeting the project proponents presented two design options based on input from the first EDG meeting.

Option 1 is a two building option with a courtyard between the two buildings. The front façade is somewhat articulated; the front building steps from a two story structure to a four story structure at the front of the narrow lot and the other four story structure behind. The stairwells are exterior. There are small bay windows on the east and west facades. Adjustments are contemplated for rear and side yard setbacks.

Option 2 is a one building option with a common courtyard at the rear of the site. The building has two interior stairs and individual unit decks on the east and west façade.

PUBLIC COMMENT

Public comment from the second EDG meeting included the following:

- Use quality construction practices for a lasting design project
- Use quality materials to set and continue a pattern for the neighborhood

THIRD EARLY DESIGN GUIDANCE May 12, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3017455) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

Public comment from the third EDG meeting included the following:

- Omit the tall fence at the front unit and use a smaller fence and landscaping to achieve a sense of privacy.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board favored further exploration of Option 1.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

At the first early design guidance meeting the Board stressed the design should create units which capture natural light and air. Avoid units with small windows and units configured to always be in the shade. Consider using the sloping area to step the building down in interesting forms. Or use the elevation change creatively for enhanced amenity space and borrowed landscape and views to the south. Create opportunities to enjoy the view and to capture light and air from units, decks on units and patios.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Present a more thorough description of the neighborhood at the next presentation, include descriptions of items above to better acquaint the board with a sense of place. Continue design development of option #1. Consider the block face and roof forms on the block face, as well as options for a better street and façade relationship. Create genuinely different options to replace option #2 and #3 presented at this meeting. Consider different building forms, unit types, circulation alternatives, amenity location alternatives. Include purposeful architectural (and landscape architectural) forms to create an authentic and deliberate rapport between the building and South Lane Street. Ideas might include sidewalks, stoops, large windows, bay windows, patios and mailbox areas. Create a continuum of private to semi-private to semi-public, to public spaces from the building façade to the street.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

Create welcoming and textural open spaces that capture sunlight and air. Create spaces for residents to interact. Identify useable and protected bicycle parking and storage. Consider linking the open space with the steep slope area and create areas to enjoy the views to the south. Consider open space needs for individuals, families and children.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Use the guidance above as a checklist to enhance and develop alternatives for the next EDG meeting. Create easy and interesting access. Design a sense of safety and security into the

project design by exploring components like grade changes, transparent screening, fencing at appropriate levels and places and landscaping. Strive to achieve a security function without presenting a harsh face to the neighborhood or residents.

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CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

At the second EDG meeting the Board pointed out the oversized bulk of the building at the south property line. The applicant will conduct a zoning check to see what is allowable at that location. The Board directed the applicant to reduce the bulk at that location. The Board is interested to see natural light and air access for all building units.

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CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

At the second EDG meeting the Board directed the applicant to provide evidence of the desirable block face building elements which should inform the front façade of this building. The two story element is a good beginning, but the blank wall which meets the ground and the large window above should be transformed into a residential expression with a primary or secondary door, semi-private and private open space and some semitransparent landscaping between the building and the sidewalk. Visual and actual connection (if determined a positive element) to the street should be carefully conceived and presented at the next meeting. The Board directed the applicant to design to a concept that will help reduce the height, bulk and scale of the building. The Board was favorable toward the open space that connects with the neighboring open space.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

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CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

At the second meeting the Board identified the neighborhood attributes of eyes on the street, porches, windows, stoops and stairs as positive elements for this project to explore in the updated design idiom.

PUBLIC LIFE

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PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

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PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

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PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Use the guidance above as a checklist to enhance and develop alternatives for the next EDG meeting. Create easy and interesting access. Design a sense of safety and security into the project design by exploring components like grade changes, transparent screening, fencing at appropriate levels and places and landscaping. Strive to achieve a security function without presenting a harsh face to the neighborhood or residents.

At the second EDG meeting the Board directed the architect to carefully think through the site entry sequence and hierarchies. Show the desired uses on the drawings by highlighting entry designs, site amenities, landscaping and service uses to reinforce a sense of community. They were happy with the two building concept and interior courtyard. They wanted to see more information on the design of the trash enclosure.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.
PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.
PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.
PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.
PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

At the second EDG meeting the Board requested more information on unit entries, entry landscaping and site security measures. Show how mail pick up will be managed.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.
PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.
PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

At the second EDG meeting the Board reiterated that they need to see accommodations for bicycles and bicycle parking.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.
DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.
DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.
DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.
DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.
DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept
DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

The Board would like to see the open space link to the east property fully conceptualized and graphically demonstrated.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

At the second EDG meeting the Board commented on how the trash collection and pick up is still not well documented and needs more functional detail. Trash should be easy to use and easily delivered to the street. Explore ways to tuck the trash in an out-of-the-way and accessible location.

THIRD EARLY DESIGN GUIDANCE May 12, 2015

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

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PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

At the third EDG meeting the Board directed the architect to further develop the site entry sequence and hierarchies. They also asked for a revised and further developed front façade and front unit, front unit ground plane, and building entries. The Board felt strongly that the proposed high fence at the front residential unit was too strong an architectural element at that location. They were favorable to a shorter fence and landscaping in recognition that the front unit is a one bedroom studio. Transparent screening with a fence and or landscaping is a desirable approach. Additional detailing of the site entry, signage and fence design should be shown at the next meeting. Building A and building B entries need to be further developed so that they are recognizable as one enters the site. Lighting, overhead weather protection and doorway design should all be explored to achieve the Board's goals.

DEVELOPMENT STANDARD DEPARTURES AND RECOMMENDATIONS

At the time of the FIRST Early Design Guidance no departures were requested. The Board indicated that they are willing to consider design departures that may help the project better meet design guidance. The Board suggested that the applicant consider setback departures from the rear and west side setbacks to give a little more room for amenity areas and locating service functions and circulation on the site or other departure options.

At the time of the SECOND Early Design Guidance rear and side setback departures were contemplated. The Board indicated that they are willing to consider design departures that may help the project better meet design guidance.

At the time of the THIRD Early Design Guidance rear and side setback departures were contemplated. The Board indicated that they are willing to consider design departures that may help the project better meet design guidance, but more details are needed.

BOARD DIRECTION

At the conclusion of the SECOND EARLY DESIGN GUIDANCE meeting, the Board recommended that the project proponents return with a third EDG package showing the following specific topics:

- Create full site sections to show how the grade is resolved with the building forms,
- show property lines in the drawings,
- conduct preliminary zoning to discard any unworkable proposals and
- show clear detail on how the site circulation will work.

The Board reiterated their expectations to see neighborhood context analyzed and reflected in the proposal. Lastly, the Board expressed their desire to understand how site circulation works with entries, open spaces and the sidewalk relationship. The Board noted that this tight site is a design challenge and hopes to see many design issues resolved so the MUP submittal stages may progress smoothly. The Board was appreciative of the evolving design efforts.

At the conclusion of the THIRD EARLY DESIGN GUIDANCE meeting, the Board felt that they did not have enough information regarding the site and entry details and that the entry sequencing was not fully resolved. The Board recommended that the project proponents return for a fourth EDG meeting with detailed information on the site entry and gate design, building entries that are recognizable and welcoming, front unit garden and privacy screening without a tall fence.